

**May 28, 2015 North Hill Community Design Workshop Meeting
2511 Parkers Lane, Alexandria, Virginia 22306**

Agenda, Handouts, Power Point Presentation, Community Group Summaries and Comments

Presented by Community Housing Partners and the Pennrose Properties, LLC

Provided below please find the Power Point presentation of our preliminary proposal for the redevelopment of North Hill that was presented at the May 28th Community Design Workshop meeting. Also included are the meeting's agenda and handout as well as community group summaries and notes compiled from the meeting.

Please note that the purpose of the meeting was to meet with residents from surrounding communities to listen and hear all comments and questions regarding the presentation of our preliminary proposal. As you will see from the summaries and notes below, we received a very robust, constructive response that will greatly help guide us in our design and plans as we move forward. As we complete our feasibility studies with our consultants for the property and meet with various county and state agencies such as Transportation, Zoning and VDOT, we will be able to meet with you again and provide responses to your questions and comments you shared with us.

Yours Very Truly,

CHIPENN, LLC



David Schultz
Community Housing Partners



Ivy Carter
Pennrose Properties, LLC

COMMUNITY DESIGN WORKSHOP

FOR THE PROPOSED DEVELOPMENT OF
RESIDENCES AT NORTH HILL PARK

June 2, 2015



PENNROSE
We Bring It All Together



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Power Point from Community Meeting

05.28.2015

Held at 2511 Parkers Lane, Alexandria, Virginia 22306

Residences
at
North Hill Park

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COMMUNITY
HOUSING PARTNERS

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COMMUNITY
HOUSING PARTNERS

Residences at North Hill Park

Development Team

PENNROSE

- 35-year company history
- Developed over 11,000 rental housing units
- Over \$1 billion in total development costs
- More than 200 developments in 10 states and District of Columbia
- Integration of local, and M/WBE hiring
- Designated redeveloper in over 80 municipalities

- 2012 #1 National Affordable Housing Developer – *Affordable Housing Finance Magazine*
- 2013 Maryland Governor's 2013 Rental Housing Excellence Award
- 2012 Commitment to Excellence Award for Energy Efficiency and Sustainable Practices
- 2012 National Trust / HUD Secretary's Award for Excellence in Historic Preservation
- 2012 Smart Growth Award, New Jersey Future
- 2012 Multi-Housing News Best New Development: Seniors
- 2012 Multi-Housing News Executive of the Year - Richard K. Barnhart, Chairman and CEO

PENNROSE

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COMMUNITY
HOUSING PARTNERS

Residences at North Hill Park



Development Team

PENNROSE

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COMMUNITY
HOUSING PARTNERS

- Established in 1975, a 501(c)(3) community development corporation serving housing needs in the Mid-Atlantic and Southeast United States.
 - Mission is to create affordable, green, sustainable housing opportunities and services for the people and communities we serve.
-
- 2014 Top 10 Nonprofit Builders Nationally- *Affordable Housing Finance Magazine*
 - 2013 Top 50 Owners -- *Affordable Housing Finance Magazine*
 - 2013 EarthCraft Virginia Multifamily Contractor of the Year
 - 2012 NeighborWorks America Green Organization Designation
 - 2011 Best Green Organization - Virginia Sustainable Building Network (VSBN)
 - 2009 EarthCraft Virginia Multifamily Developer of the Year
-
- 108+ rental communities totaling 6,000+ multifamily units
 - Developed 59 Low Income Housing Tax Credit projects for a total of 3,287 units
 - 20 EarthCraft™ certified multifamily communities

Residences at North Hill Park

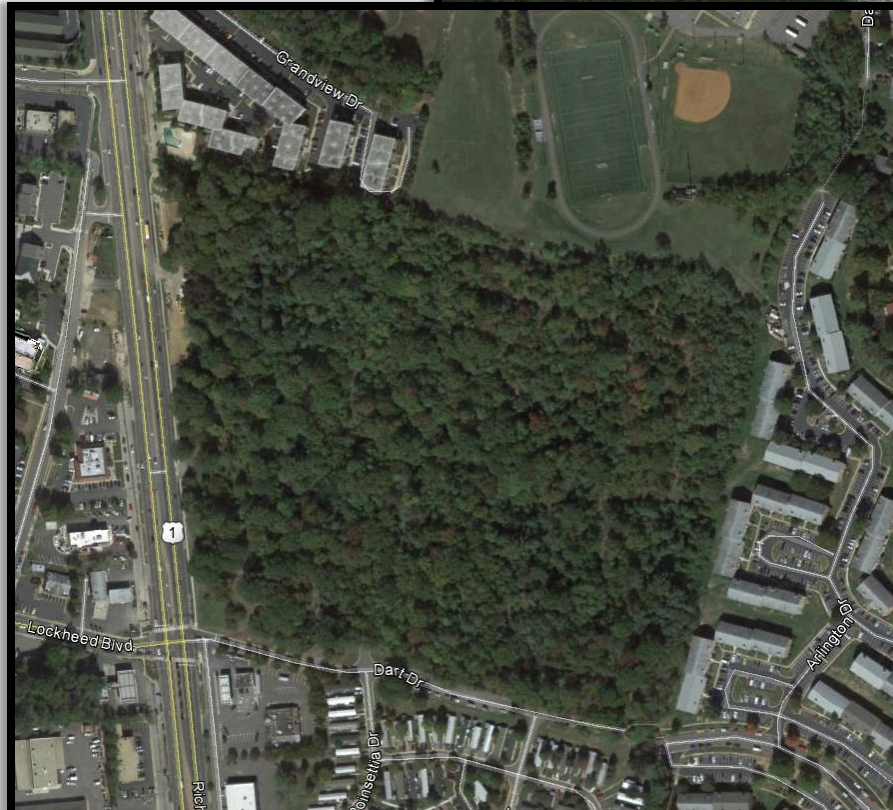
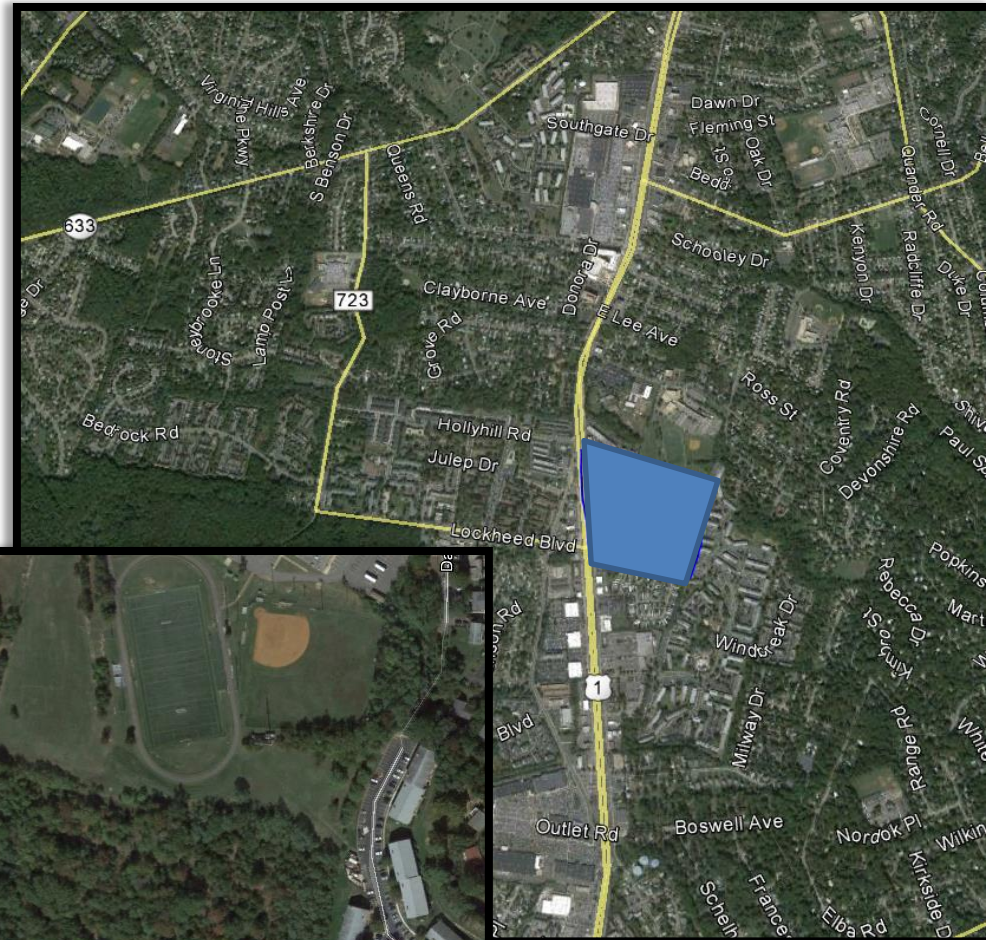
General Development Plan

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VIEW ALL THE
WAY INTO PARK

PUBLIC PLAZA
FRAMED VIEW
INTO PARK

Residences at North Hill Park

*Affordability -
Rental Units*

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Agreement

10% of total units at 30% or less

20% of total units at 50% or less

Balance earning 60% up to Market Rate

Total Rental: +/- 301 Units

Total For Sale: +/- 140 Units

Subject to change based on final studies

Rental Rates

	30%	50%	60%
1 BR1	\$ 617	\$ 1,028	\$ 1,233
2 BR	\$ 740	\$ 1,233	\$ 1,480
3 BR	\$ 855	\$ 1,425	\$ 1,710

Rents above are NOT net of UA (\$84, \$108 and \$133) and are based upon 2015 AMI

Home Sales Pricing

Ranging from \$383,000

Sales Price above is based upon 2015 AMI

Group Summaries from Community Meeting

05.28.2015

Held at 2511 Parkers Lane, Alexandria, Virginia 22306

Group Summaries

Group 1

- Connectivity +/-
 - o A concern of adjacent neighborhoods
- Move bus stop across to alternate location
- Provide more green space @ corner of Richmond Highway and Dart Drive
- Access to park – plan contemplates street parking by those outside community
- Plus for community to have multiple types of housing and amenities
- Plus for county to meet obligation to provide affordable housing

Group 2

- # of townhomes?
- Is it good to have highrises on Rt 1?
- Townhomes on Rt. 1?
- What is the vision of Rt. 1?
- Important to maintain history of site
- No tall retaining walls!
- Connectivity of streets – grid is desirable
- Connect to Arlington & DART
- Tree preservation in developed area
- School age kids – how many?
- Townhome parking
- Where is overflow parking
- 20 acres of site – developed
- 10 acres – park
- Townhome pricing seemed low, no more than \$365,000-\$385,000 TH no more than \$425,000
- Townhomes – mix of affordable and market rate
- Site lighting is important for safety
- Onsite resident manager for security

Group 3

- Group composed primarily of Woodley Hills Estates residents
- Concerns about pedestrian safety
- Concerns about traffic – no parking on Dart
- No access for cars b/c of cut-through concerns
- Traffic lights important
- Public road maintained by county (desirable) vs private
- Transportation access to Woodley Hills Estate through site to park
- Community input for more pedestrian-friendly streets
- Preserve entire site – do not develop

Group 4

- Important to make safe crossing at intersection

- Mix of housing types important
- Pedestrian bridge @ Richmond Highway
- Consider traffic flow through Woodley Hills when designing new roads
- Parking on Dart Drive
- Scope of resident services to be determined

Closing remarks by Community Housing Partners

- Our job is to listen
- Some people want X, some people want Y
- We try to find a middle ground
- What happens next?
 - o Property needs to be rezoned
 - o Present to county in late June
 - o Back in front of community 1 more time
 - o October introduce zoning proposal to the county
 - o List comments and publish on the website before next community meeting
 - o Group setting to explain issues that are addressed
 - o Mount Vernon council wants a presentation to them

Group Notes from Community Meeting

05.28.2015

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REACTION TO PROPOSED SITE PLAN

Group 1

Opps	Challenges
Need route in route out of community	Park – security – Huntley Meadows nearby
Need left turn lane at Lockheed	Location of local schools
Location of local schools	

Reach out to all communities surrounding Mt. Vernon Square

Group 2

Opportunities	Challenges
Who develops market rate portion of site?	Stormwater impacts <ul style="list-style-type: none"> - No retention ponds - Underground storage
Acreage of park	Parking
What school district is site in?	Site amenities for multifamily housing desirable b/c county may not do park immediately
Connectivity between school and park	Tree preservation important
Passive parks (not active parks) - paths	Marine clay <ul style="list-style-type: none"> - Problems w/ slopes
	Retaining walls

Group 3

Opportunities	Challenges
Maintain separate entry & exit to Woodley Hills	Widen Dart Drive
	Location of plaza may not be pleasant. Switch homes and plaza location
	Capacity of town hall area is limited. May have to be private property b/c of small streets.

Group 4

Opportunities	Challenges
Pedestrian connection	Pedestrian safety at traffic light
Would like tree buffer between existing & proposed townhomes	Manage flow of traffic through site
Like park space	Need resident services for new residents
Structured parking w/in bldgs.	Schools oversubscribed
Use park for stormwater	Concentration of affordable housing
Demonstration stormwater facilities – label for education	

HOUSING TYPES

Group 1

Can we accommodate potential promised double wide units?

Income/family size survey

Group 2

Opportunities	Challenges
Types of units - Density	Affordability balanced w/ market rate
Impacts on schools	Section 8 not desirable
Consider locating townhomes on front of site	Per county RFP
Concerns about appearance of 3-story bldg. looking bad on Richmond Hwy	Townhomes parking concern - Market rate - w/ garage width? - Concern about density and parking
Consider flipping townhomes & apartment buildings	Builder?
Location of townhomess - If seeking max market rate, not in best location	
# of stories? - 3 - 4 opportunity to fit into topography	
Smaller footprint w/ more stories - Preserves trees	
CHP + Pennrose would manage the property	
Affordable housing requires good mgmt.	

Group 3

N/A

Group 4

- 2-3 stories
- Bus access to site
- Need 3-bed – kids
- 1 bedroom or studio

TRANSPORTATION ISSUES

Group 1

Park access from surrounding community

Current bus stop @ gas station is poor

- Move to front of our site w/ public spaces

Can park have access to/from Hadley School

Should Dart Drive be open to Mt Vernon Square?

It's their decision! They do not want vehicle but open to pedestrians.

Group 2

Access to metro

- Shuttle to site

Connection of DART + Arlington (opportunity and cost due traffic and parking concerns)

Street grid is desirable

- Connectivity
- Although some communities don't want connectivity

Group 3

Opportunities	Challenges
Increased access & accessibility	More cars – more crime
Add sidewalks	Crime on transit
Pedestrian access to Arlington Drive	Enough space for public roads?
	Emergency vehicle access

Group 4

Parking on Dart Drive

Work w/ supervisor Hyland's office

2 hr parking?

Review traffic in Woodley Hills

Safe pedestrian transit over Rt. 1

Pedestrian bridge

CHP – manage units

Playgrounds throughout site

WHAT DO YOU LIKE IN YOUR COMMUNITY?

Group 1

Multiple housing types in community atmosphere

Group 2

Streetscape view of the property?

Flip the townhouses and the multifamily?

Marine clay concerns

Retaining walls – not desirable

Connectivity of streets

Tree preservation

How many school age children

- Schools are crowded

Group 3

Opportunities	Challenges
	Currently not pedestrian friendly but must be designed for safe pedestrian access

Group 4

- Resident services would be matched to resident needs
- Easy access public transp.
- Townhome affordable
- Bike lane on both sides of Ric Highway
- Community room?
- Keep 70-100 year old trees on site
- Debris on site – clean
- Exterior lighting – on site
- Dark sky compliant
- Lights on Dart Drive
- Affordable townhomes – yes
- Resident manager?
- Resident services?
- Bldg. security? – sec. cameras

CHANGES YOU WOULD LIKE TO SEE IN YOUR COMMUNITY

Group 1

N/A

Group 2

N/A

Group 3

- Don't develop the land
- Make the entire development a park
- More park area
- Original plan of 67 mobile homes

Group 4

N/A

Handouts from Community Meeting

05.28.2015

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North Hill Community Information Meeting
Agenda

Thursday, May 28th
7 p.m.

Mount Vernon Governmental Center Community Rooms
2511 Parkers Lane, Alexandria

- 7:00 Sign-In**
- 7:15 Welcome**
Supervisor Gerry Hyland
Mount Vernon District
Fairfax County Board of Supervisors
- 7:20 Project History/Process Overview**
Kurt Creager
Director
Fairfax County Department of Housing
and Community Development
- 7:30 Presentation of "Proposed" Development**
CHPPENN I, LLC- Developer
Wiencek and Associates – Architect
- 7:45 Breakout Groups**
CHPPENN I, LLC- Developer
Wiencek and Associates – Architect
- 8:30 Summation of Comments/Questions**
CHPPENN I, LLC- Developer
Wiencek and Associates – Architect
- 8:45 Adjournment**
Supervisor Hyland



TRANSFORMING NORTH HILL



The North Hill property consists of approximately 33 unimproved acres off of Richmond Highway in the Mount Vernon District of Fairfax County. North Hill is part of a larger 48 acre piece of land that Fairfax County Redevelopment and Housing Authority (FCRHA) acquired in 1981 using federal Community Development Block Grant (CDBG) funds.

In 1991, approximately 15 of the 48 acres were redeveloped into the present day manufactured home community of Woodley Hills Estates, which currently consists of 115 mobile home pad sites. The remaining approximately 33 acres of the North Hill site remain undeveloped.

In 2012, an opportunity presented itself when the FCRHA received an unsolicited proposal from a developer under the Public Private Education Facilities and Infrastructure Act of 2002 (PPEA). Through the PPEA, the FCRHA could pursue a public-private partnership that would place the cost and risk of development on the developer. The unsolicited submission to the FCRHA proposed

transforming North Hill into a mixed income, affordable and market rate housing community comprised of multifamily rental apartments and for-sale townhouses.

As required under PPEA, the FCRHA issued a "Request for Competing Proposals" from other developers. Several proposals were received, including an updated submission from the developer which submitted the original unsolicited proposal. After a rigorous review, the CHPPENN I, LLC proposal was determined by a county-appointed committee as the best choice.

The developer proposed, among other things, to:

- Construct 329 multi-family rental units in two separate, high quality, urban designed buildings with structured parking; Rents: 47 units for households with an annual income at or below 30% of the Area Median Income (AMI), 94 units for households with an annual income at or below 50% of the AMI, 188 units for households with an annual income at or below 60% of the AMI. (Washington AMI for a family of four is \$107,000.)
- Construct 144 for-sale townhomes, a portion of which will offer affordability below market rate prices for first time home buyers.
- Preserve the undeveloped portion of the property for park land.
- Pay the FCRHA for the portion of the property that will contain the for-sale townhomes and make an annual ground lease payment for the land area proposed to contain the multi-family buildings.

Going Forward:

- The FCRHA held a public hearing on an Interim Agreement with the developer on January 29, 2015. The Interim Agreement grants CHPPENN I, LLC a 90-day feasibility period to conduct on-site studies and public outreach to gauge whether to proceed forward with the project.
- On March 19, 2015, the FCRHA made a decision to enter into the Interim Agreement with the developer.
- March 20, 2015 began the 90-day feasibility period for the developer.
- If the developer chooses to proceed with the project after the 90-day feasibility period, a Comprehensive Plan amendment, rezoning and site plan approvals with all required public hearings would have to be obtained as well as negotiation of one or more additional agreements, including a Master Development Agreement, prior to the transfer of the property and start of construction.

For more information, visit: www.fairfaxcounty.gov/rha/north_hill. If you any questions or comments related to the North Hill project, please contact Supervisor Hyland's Office at 703-780-7518 or e-mail mtvernon@fairfaxcounty.gov.

About CHPPENN I, LLC:

CHPPENN is a partnership between Virginia based Community Housing Partners (CHP) and Pennrose, a high quality developer based in Philadelphia, PA. Since 1975, CHP has expanded its service area to encompass seven states; built a multifamily housing inventory of almost 6,000 units; weatherized approximately 25,000 homes; developed more than 250 single-family houses; and assisted over 310,000 individuals with their housing, financial, and social needs. Pennrose has developed and managed more than 150 communities and 10,000-plus units.

Proposed
General Development Plan

